

**SPECIAL CITY COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, JULY 6, 2009.**

The City Council of the City of Leon Valley, Texas, met on the 6<sup>th</sup> day of July 2009 at 3:00 p.m. at the Leon Valley City Council Chambers, at 6400 El Verde Road, Leon Valley, Texas, for the purpose of the following business, to-wit:

**SPECIAL CITY COUNCIL MEETING - 3:00 P.M.**

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**Call to order.**

Mayor Riley called the Special City Council Meeting to order at 3:04 p.m. and asked that the minutes reflect the following members of Council were present: Garcia, Baldrige, and Dean. Mayor Riley announced that Councilman Reyna had an excused absence for out of town business and Councilmember Nelson was in traffic and would be arriving soon.

City Manager Lambert, City Secretary Feutz, Community Development Director Flores, Economic Development Director Ryan, and Grant Writer Word were also present.

Councilmember Nelson arrived at 3:08 p.m.

**Presentations and discussion on Requests for Qualifications (RFQ) received for professional services for a Redevelopment Master Plan.**

Presentations were heard from teams and firm representatives who presented Council with their qualifications and prior experience as team members that could assist with the multifaceted projects that were planned by the City of Leon Valley.

Teams who submitted RFQs and who were selected for interviews to be heard at this meeting were:

1. The Moule and Polyzoides Team,
2. The Mesa Design Team,
3. The Halff and Associates Team,
4. The Frie Planning and Development Concepts Team,
5. The Design Workshop Team, and
6. The Douglas Architects Team.

Each team gave multimedia presentations and members of each team presented their individual qualifications and examples of past and present projects to highlight their team's strengths. Teams addressed ideas for their approach to developing a redevelopment master plan that would address the needs of Leon Valley.

Councilmembers asked for examples of their successes, their previous work with brownfield projects, their work with transportation issues similar to Bandera Road, and for projects that could be compared to ones that the SDAT had recommended for Leon Valley. Each team had a thirty minute time allotment to make their presentation and to answer questions from Council. Teams were composed of urban planners, architects, landscape architects, engineers, marketing specialists, and facilitators.

**Consider action to authorize the City Manager to negotiate a contract for a fair and reasonable fee with a selected firm/team to provide planning and development services**

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**for a Redevelopment Master Plan.**

Following the last group's presentation, Council discussed the ranking of the six teams who gave presentations. Following discussion, members of Council agreed to rank the top three teams as: the Halff and Associates Team, the Design Workshop Team, and the Douglas Architects' Team. Councilmembers also agreed that the Mesa Design Team was a very close fourth place.

Council discussed what projects they wished for the redevelopment master plan project to address: commercial, retail, and industrial zone design guidelines; infrastructure, traffic improvement and circulation; connectivity; streetscaping and other aesthetics; alternative transportation options; architectural standards and land use plans; development guidelines and development standards; and the town center design and development. Councilmembers' discussion included their recommendation that the first project to begin the redevelopment master plan process would be to develop the design overlay zone for commercial/retail zoned properties and that other areas would be addressed later in the process. Councilmembers expressed the need to have the redevelopment plan for the Bandera Road corridor and other nonresidential zoned corridors completed before the moratorium ends.

Council asked if Brownfield Grants applied for could pay for the design or implementation phases of this project. Grant Writer Word stated the Brownfield Grant targeted will not be awarded until possibly the end of July and may assist with Code changes but she did not think that the grant could be used to pay the fees for the redevelopment planning team services chosen by Council.

A motion was made by Councilmember Dean, seconded by Councilmember Nelson, to authorize the City Manager to negotiate a contract with the Halff and Associates Team for professional services for a Redevelopment Master Plan to address the Bandera Road corridor overlay design and return to Council with a contract for Council consideration at their next regular meeting on July 21, 2009. Upon unanimous vote, Mayor Riley announced the motion carried.

**Adjourn.**

Hearing no further business, a motion was made by Councilmember Dean, seconded by Councilman Garcia, to adjourn the meeting. Hearing no objections, Mayor Riley announced the meeting adjourned at 7:30 p.m..

ATTEST:

Chris Riley  
Mayor

Marie Feutz  
City Secretary

*Approved by unanimous vote of City Council at the Regular City Council Meeting of July 21, 2009.*